176.0	0006	0025.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	649,800 / 649,800
					USE VALUE:	649,800 / 649,800
					ASSESSED:	649,800 / 649,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70	-A	SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAWES-KAPELOS CINDY J
Owner 2:	
Owner 3:	
Street 1:	70A SYLVIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,600 Sq. Ft. of land mainly classified as Two Family with a Raised Ranch Building built about 1955, having primarily Wood Shingle Exterior and 1872 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3600.000	279,800	400	369,600	649,800
Total Card	0.083	279,800	400	369,600	649,800
Total Parcel	0.083	279,800	400	369,600	649,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.12 | /Parcel: 347.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct: 118615

GIS Ref:

GIS Ref:

Insp Date: 07/30/18

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0006-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	279,800	400	3,600.	369,600	649,800	649,800	Year End Roll	12/18/2019
2019	104	FV	248,200	400	3,600.	364,300	612,900	612,900	Year End Roll	1/3/2019
2018	104	FV	248,200	400	3,600.	279,800	528,400	528,400	Year End Roll	12/20/2017
2017	104	FV	248,200	400	3,600.	264,000	512,600	512,600	Year End Roll	1/3/2017
2016	104	FV	248,200	400	3,600.	242,900	491,500	491,500	Year End	1/4/2016
2015	104	FV	224,900	400	3,600.	227,000	452,300	452,300	Year End Roll	12/11/2014
2014	104	FV	224,900	400	3,600.	209,100	434,400	434,400	Year End Roll	12/16/2013
2013	104	FV	224,900	400	3,600.	209,100	434,400	434,400		12/13/2012

!13786!

PRINT

Date	Time
12/11/20	03:41:32

LAST REV

Date	Time
08/06/18	09:10:58

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13786

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KAPELOS KAREN	28832-371		7/14/1998		188,000	No	No		F

USER DEFINED

Prior Id # 1:	118615
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2018	TTL REFUSAL	BS	Barbara S
12/18/2008	Measured	345	PATRIOT
11/7/2000	Hearing Chag	201	PATRIOT
1/13/2000	Mailer Sent		
1/5/2000	Measured	243	PATRIOT
7/23/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3600		Sq. Ft.	Site		0	70.	1.47	6									369,601						369,600	

Total AC/HA: 0.08264 | Total SF/SM: 3600 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 369,601 | Spl Credit | Total: 369,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.02010000
Adj $ / SQ:	130.828
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	343738
Depreciation:	63935
Depreciated Total:	279803

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

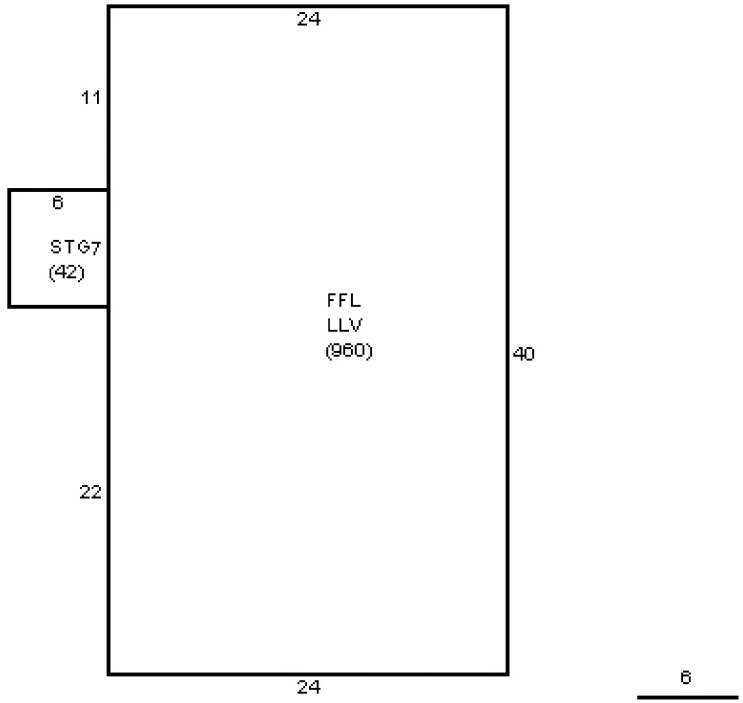
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
1	3	1	
Totals			
2	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	130.83
Special Features:	0	Val/Su Net:	142.61
Final Total:	279800	Val/Su SzAd	291.46

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	960	130.830	125,595
LLV	Lower Level	960	110.610	106,182
STG	Storage	42	10.980	461

Net Sketched Area:	1,962			Total:	232,238
Size Ad	960	Gross Are	1962	FinArea	1872

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	APT	95	G	1

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0006-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X15	A	AV	1970	5.38	T	39.2	104			400			400

More:	N	Total Yard Items:	400	Total Special Featues:	
				Total:	400